

UTILITY EASEMENTS
ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND REPAIR ANY OR PART OF ANY BUILDING, FENCE, TREE, SHrub OR OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY INTERFERES OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS. IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SITE DRAINAGE STUDY
A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY NOT BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE. A GRADING PLAN IN SOME INSTANCES MAY BE REQUIRED IF THE SITE DOES NOT CONFORM. THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CPA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL SIGNIFY FACTS OF THE SAME.

CONSTRUCTION OVER EASEMENTS
NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CANAL OR OTHER UTILITY EASEMENT OF ANY TYPE.

FLOOD HAZARD NOTE
THIS TRACT LIES WITHIN OTHER AREAS ZONED "X" AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE ACCORDING TO THE FLOOD COMMUNITY PANEL, 04/09/2008, DATED SEPTEMBER 25, 2009.

COVENANTS OR RESTRICTIONS
THIS PLAT DOES NOT VACATE THE PREVIOUS PLAY OF RECORD GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REVOKE ANY RECD COVENANTS OR RESTRICTIONS.

PRIVATE MAINTENANCE NOTE
THE CITY OF FORT WORTH AND TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVEWAYS, OR OTHER AREAS. EASEMENTS, RECREATION AREAS, OPEN SPACES, AND DRAINAGE FACILITIES AND OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS TARRANT COUNTY AND/OR THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

PRIVATE COMMON AREAS AND FACILITIES NOTE
TARRANT COUNTY AND/OR THE CITY OF FORT WORTH SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES. PRIVATE COMMON AREAS AND FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, PRIVATE STREETS, DRIVEWAYS, EASEMENTS, AND CATCH BASINS. PRIVATE COMMON AREAS, FACILITIES, AND OPEN SPACES, WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES AND RECREATION FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND TRACTS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS, FACILITIES, AND PUBLIC ACCESS ROAD TO BEN DAY MURKIN ROAD, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS TARRANT COUNTY AND/OR THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

IMPACT FEE NOTE
THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE PLING DATE OF THIS PLAT APPLICATION BASED UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

FLOODPLAIN/DRAINAGEWAY MAINTENANCE
THE EXISTING CURB, STREET, SIDEWALK, OR DRAINAGEWAY ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNCONSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE ADJACENT TO THE DRAINAGEWAY. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, INSPECT, CONTROL, AND/OR REPAIR OF SAID DRAINAGEWAY. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGEWAYS TRAVELING THEIR PROPERTY CLEAN AND FREE OF OBSTACLES, AND/OR OBSTRUCTIONS WHICH WOULD RESULT IN UNDESIRABLE CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGEWAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE PREVENTED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGEWAYS. THE DRAINAGEWAY WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

FLOODPLAIN RESTRICTION
NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS IN ORDER TO SECURE A FORMAL DRAINAGE ENGINEERING PLAN AND/OR STUDY FOR THE IMPROVEMENTS. SATISFACTORY TO THE DIRECTOR, WILL BE PREPARED AND SUBMITTED BY THE FUTURE OWNER TO CONSTRUCT WITHIN THE FLOODPLAIN. WHEN CONSTRUCTION IS PERMITTED, ALL FLOODPLAIN ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE FLOODPLAIN BASE FLOOD ELEVATION RESULTING FROM THE ULTIMATE DEVELOPMENT OF THE WATERSHED.

OTHER NOTES:
1. DOMESTIC WATER FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY INDIVIDUAL WELLS.
2. SEWAGE DISPOSAL FOR RESIDENTIAL LOTS SHALL BE PROVIDED BY PRIVATE ON SITE SEWAGE FACILITIES.
3. BURNING CORRELATED FROM GPS OBSERVATIONS AND REFLECT 1984 NAD, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4902.
4. ALL PROPERTY CORNERS ARE SET 10" IRON RODS EXCEPT, UNLESS OTHERWISE NOTED.

LAND USE TABLE 1		
TOTAL GROSS ACREAGE	40.799	
NUMBER OF RESIDENTIAL LOTS	9	
NUMBER OF NON-RESIDENTIAL LOTS	0	
NON-RESIDENTIAL ACREAGE	0.000	
RESIDENTIAL ACREAGE	40.799	
PRIVATE PARK ACREAGE	N/A	
PUBLIC PARK ACREAGE	0.000	
STREET ACREAGE	0.000	

LINE	BEARING	DISTANCE
B1	N 68°15'1" W	66.82
B2	N 31°25'5" W	1.14
B3	S 0°00'0" E	1.36
B4	S 0°00'0" E	60.39
B5	N 0°00'0" W	60.39
B6	N 29°48'0" W	11.72
B7	S 6°42'0" W	11.84

LINE	BEARING	DISTANCE
B1	N 4°00'0" W	25.00
B2	N 4°00'0" E	25.00
B3	N 4°00'0" E	25.00
B4	N 4°00'0" E	25.00
B5	N 4°00'0" E	25.00
B6	N 4°00'0" E	25.00
B7	N 4°00'0" E	25.00

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B1	N 4°00'0" W	25.00
B2	N 4°00'0" E	25.00
B3	N 4°00'0" E	25.00
B4	N 4°00'0" E	25.00
B5	N 4°00'0" E	25.00
B6	N 4°00'0" E	25.00
B7	N 4°00'0" E	25.00

DRAINAGE EASEMENT
DETAIL SCALE 1" = 100'

LINE	BEARING	DISTANCE
B1	S 68°15'1" E	25.00
B2	S 29°48'0" W	11.72
B3	N 68°15'1" W	33.50
B4	N 68°15'1" E	13.50
B5	N 29°48'0" E	60.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
B1	20.00	1.342	1.342	N 68°15'1" E	1°00'0"



LEGAL DESCRIPTION:

STATE OF TEXAS
COUNTY OF TARRANT

BEING A 40.799 ACRES OUT OF THE W. HUNTER SURVEY, ABSTRACT NO. 74 AND THE J.T. GILLILAND SURVEY, ABSTRACT NO. 610, TARRANT COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND RECORDED IN VOLUME 7003, PAGE 226, VOLUME 1207, PAGE 1865, VOLUME 1200, PAGE 690, AND D20030496, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE MONUMENT AT AN ILL CORNER OF A UNITED STATES OF AMERICA FEDERAL PARK, FOR THE MOST NORTHERLY AND BEGINNING CORNER OF THIS TRACT; WHENCE THE NORTHWEST CORNER OF SAID JOHN GILLILAND SURVEY IS CALCULATED TO BEAR S 54°42'33" W 379.02 FEET;

THENCE THE FOLLOWING CALLS:
S 38°10'0" E 60.41 FEET TO A SET 1/2" IRON ROD, FOR THE NORTHEAST CORNER OF THIS TRACT;
S 1°28'50" W 350.40 FEET TO A POINT, FOR A CORNER OF THIS TRACT;
S 38°10'0" E 60.06 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 52°28'50" W 360.92 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 31°28'1" E 16.18 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 07°54'4" E 308.76 FEET TO A SET 1/2" IRON ROD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
S 14°02'0" W 262.66 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 21°43'0" E 150.19 FEET TO A SET 1/2" IRON ROD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
N 68°15'1" W 250.49 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 29°48'0" W 60.01 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 63°38'0" W 13.36 FEET TO A SET 1/2" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 270.00 FEET, WHOSE CHORD BEARS S 06°59'50" W 70.49 FEET, FOR A CORNER OF THIS TRACT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 70.69 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;

THENCE THE FOLLOWING CALLS:
S 00°30'0" E 60.35 FEET TO A POINT, FOR A CORNER OF THIS TRACT;
S 89°41'8" W 60.00 FEET TO A POINT, FOR A CORNER OF THIS TRACT;
N 00°30'0" W 60.35 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 330.00 FEET, WHOSE CHORD BEARS N 07°37'1" E 93.65 FEET, TO A POINT, FOR A CORNER OF THIS TRACT;
THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 93.97 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;

THENCE THE FOLLOWING CALLS:
N 29°48'0" W 14.05 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
N 29°31'4" E 60.20 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
N 68°15'1" W 250.41 FEET TO A SET 1/2" IRON ROD AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 60.00 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 00°30'0" E 151.36 FEET TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF A PUBLIC ACCESS EASEMENT, FOR A CORNER OF THIS TRACT;

THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 34.28 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;

THENCE THE FOLLOWING CALLS:
N 10°04'8" W 100.48 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
N 68°15'1" W 98.83 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 49°57'0" E 42.82 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 49°57'0" E 134.71 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
S 00°30'0" E 151.36 FEET TO A SET 1/2" IRON ROD AT THE NORTHEAST CORNER OF A PUBLIC ACCESS EASEMENT, FOR A CORNER OF THIS TRACT;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 25.96 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;

THENCE THE FOLLOWING CALLS:
N 43°55'0" E 136.23 FEET TO A SET 1/2" IRON ROD, FOR A CORNER OF THIS TRACT;
N 49°23'0" W 117.60 FEET TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF SAID UNITED STATES OF AMERICA FEDERAL PARK, FOR A CORNER OF THIS TRACT;
N 44°36'52" E 924.62 FEET ALONG SAID UNITED STATES OF AMERICA FEDERAL PARK TO THE POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS:
THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY ADAPT THIS PLAT DESIGNATING THE CORNER OF THIS TRACT;
N 00°30'4" W 67.01 FEET TO A SET 1/2" IRON ROD, FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT;
S 49°57'0" E 267.52 FEET TO A SET 1/2" IRON ROD AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET, WHOSE CHORD BEARS N 09°07'0" E 25.96 FEET, FOR A CORNER OF THIS TRACT;
AND RIGHT-OF-WAY DOWN THEREON, WITHIN MY HAND, THIS 23rd DAY OF OCTOBER, 2015.

OWNERS:
JOCK & BARBARA HENCKEN, HENCKEN RANCH ESTATES, BEING THE 40.799 ACRES OUT OF THE W. HUNTER SURVEY, ABSTRACT NO. 74 AND THE J.T. GILLILAND SURVEY, ABSTRACT NO. 610, TARRANT COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND RECORDED IN VOLUME 7003, PAGE 226, VOLUME 1207, PAGE 1865, VOLUME 1200, PAGE 690, AND D20030496, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
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